



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

March 26, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. 2016-001192-(5)
GENERAL PLAN AMENDMENT NO. RPPL2016003145
ZONE CHANGE NO. RPPL2016003143
VESTING TENTATIVE TRACT MAP NO. 74433 RPPL2017008860
CONDITIONAL USE PERMIT NO. RPPL2018000937
ENVIRONMENTAL ASSESSMENT NO. RPPL2018008862
APPLICANT: JOHN BEGIN, JB CONTRACTORS, INC.
CHARTER OAK ZONED DISTRICT
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The Project is a proposed Los Angeles County General Plan (General Plan) Amendment and Zone Change to create one multi-family residence lot developed with 19 residential condominium units and private recreation on 1.07 acres, and to authorize a development program associated with a Zone Change.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Indicate its intent to adopt the Mitigated Negative Declaration (MND) associated with Environmental Assessment No. RPPL2018008862, finding that the MND is the appropriate environmental document for the Project.
2. Indicate its intent to adopt the attached resolutions to approve General Plan Amendment No. 2016003145.

3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's (Commission) approval of Vesting Tentative Tract Map No. 74433 RPPL2017008860, Zone Change No. RPPL2016003143 and Conditional Use Permit No. RPPL2018000937, subject to the attached conditions.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

1. Update the zoning on the subject property to allow development of the property with a multi-family residential Project that is compatible with the surrounding community.
2. Subdivide a parcel of land to allow 19 attached residential condominium units within four detached buildings with private recreation that will enhance and be compatible with the surrounding community.
3. Assist Los Angeles County (County) in meeting its housing needs by providing 19 new residential units.

Implementation of Strategic Plan Goals

The Project promotes the County's vision for improving the quality of life in unincorporated areas. The Project will result in a high-quality residential development that will improve the overall value and quality of life of the surrounding community.

The Project implements the following Goals and Strategies of the 2016-2021 County Strategic Plan:

GOAL II: FOSTER VIBRANT AND RESILIENT COMMUNITIES

- **(II.2.4) Promote Active and Healthy Lifestyles**, by developing a walkable built environment that encourages physical activity and links housing to recreational destinations via a comprehensive and integrated walkway and trail network;
- **(II.3.1) Improve Water Quality, Reduce Water Consumption, and Increase Water Supplies**, by implementing conservation measures that will help reduce water usage in comparison to an agricultural use permitted in Zone A-1 (Light Agricultural);
- **(II.3.2) Foster a Cleaner, More Efficient, and More Resilient Energy System**, by ensuring electricity demand will be met by onsite renewable energy sources; and

- **(II.3.3) Address the Serious Threat of Global Climate Change**, through onsite renewable energy generation and reduced vehicle miles traveled and through provision of on-site private recreation.

GOAL III: REALIZE TOMORROW'S GOVERNMENT TODAY

- **(III.3.9) Enhance County's Fiscal Strength Through Long Term Planning and (III.4) Engage and Share Information with Our Customers, Communities and Partners**, by incorporating a set aside affordable housing unit to be owned and maintained by the ministry operating on the adjoining lot or by a non-profit organization for a minimum of 55 years, and establishing a Homeowner's Association (HOA) for the Project with Covenants, Conditions and Restrictions (CC&Rs) for the continuous maintenance of common areas, including but not limited to the Project open space, the private driveway and fire lane, walkways, the lighting system along all walkways, landscaping (including all front yard trees and public street trees), irrigation systems, walls and fences, to the satisfaction of the Director of Regional Planning.

FISCAL IMPACT/FINANCING

The Project promotes the goal of fiscal responsibility. The proposed residential development, located in an urban area, will efficiently utilize existing infrastructure investments and reduce the demand for extension of linear utilities and infrastructure to undeveloped land located on or beyond the urban fringe.

Approval of the Project would result in no new significant costs to the County or to the Department of Regional Planning, as the proposed Project is a private development. All construction and operating costs will be borne by the Project developer. Existing and proposed infrastructure and public services are adequate to accommodate the proposed Project, as confirmed by the Fire Department, Public Works Department, Parks and Recreation Department, and Public Health Department.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed and publicized public hearing for the Project was held before the Commission on December 12, 2018. The Commission heard a staff presentation and testimony from the applicant in support of the Project. The Commission heard public testimony and discussed the Project.

The Commission voted to recommend approval to the Board of Supervisors with three Commissioners concurring and two abstaining.

ENVIRONMENTAL DOCUMENTATION

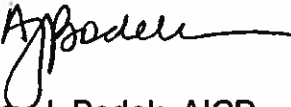
An Initial Study was prepared for this Project in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. seq.), the State CEQA Guidelines, and the County's environmental document reporting procedures and guidelines. The Initial Study identified potentially significant effects of the Project on biological resources, cultural resources, and tribal cultural resources. Prior to the release of the proposed MND and Initial Study for public review, the applicant agreed to mitigation measures in the Project that would avoid the effects or reduce the effects to less than significant with the implementation of the proposed mitigation measures.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project entitlements is anticipated to have no negative impact on current services.

For further information, please contact Mr. Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:MG:SDJ:lm

Attachments:

- Resolution
- Findings and Conditions
- Commission Staff Reports and Correspondence
- Environmental Determination
- Vesting Tentative Tract Map

c: Executive Office, Board of Supervisors
 Assessor
 Chief Executive Office
 County Counsel
 Public Works

LOS ANGELES COUNTY BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING:	MARCH 26, 2019
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD:	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	FIFTH DISTRICT
VOTES REQUIRED	3-VOTE
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

****** ENTRY MUST BE IN MICROSOFT WORD ******

Instructions: To comply with the Brown Act requirement the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for; with whom the action is being taken; fiscal impact, including money amounts, funding sources, and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

PROJECT NO.: 2016-001192-(5)

PUBLIC HEARING

BOARD AGENDA TEXT: TR74433 – PLAN AMENDMENT ZONE CHANGE SUBDIVISION AND CUP

1. De novo hearing on Project No. 2016-001192-(5), Vesting Tentative Tract Map No. 74433 RPPL2017008860, Plan Amendment No. RPPL2016003145, Zone Change No. RPPL2016003143, Conditional Use Permit No. RPPL2018000937 and a Mitigated Negative Declaration associated with Environmental Assessment No. RPPL2017008862, applied for by the applicant, John Begin of JB Contractor's, Inc. to create one multi-family residence lot, developed with 19 attached residential condominium units within four detached buildings, amend the Countywide General Plan land use category of the site to H18 (Residential: 0-18 du/net ac), change the zoning designation of the site to Zone R-3-18U-DP (Limited Density Multiple Residence, 18 Dwelling Units per Acre, Development Program), and a development program associated with a zone change request, on 1.07 gross acres.